

TEXAS TRANSPORTATION COMMISSION

SHELBY County

MINUTE ORDER

Page 1 of 1

LUFKIN District

In SHELBY COUNTY, on US 84, the state of Texas acquired certain land for highway purposes by instrument recorded in Volume 184, Page 281, Deed Records of Shelby County, Texas.

A portion of the land (Tract 1), described in Exhibit A, is no longer needed for a state highway purpose.

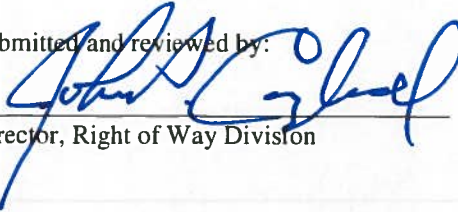
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of any interest in real property no longer needed for a state highway purpose to abutting landowners.

Ricky Blount and wife, Helen Blount, are the abutting landowners and have requested to purchase Tract 1 for \$2,420.

The commission finds \$2,420 to be a fair and reasonable value of the state's right, title, and interest in Tract 1.

IT IS THEREFORE ORDERED by the commission that Tract 1 is no longer needed for a state highway purpose and that the value is less than \$10,000. The commission authorizes the executive director to execute a proper instrument conveying all of the state's right, title, and interest in Tract 1 to Ricky Blount and wife, Helen Blount, for \$2,420; SAVE AND EXCEPT, however, there is excepted and reserved herefrom all of the state's rights, titles, and interests, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from Tract 1.

Submitted and reviewed by:


Director, Right of Way Division

Recommended by:


Executive Director

114110 OCT 30 14

Minute
Number

Date
Passed

EXHIBIT A

FIELD NOTE DESCRIPTION OF 0.0926 OF AN ACRE SITUATED IN THE H. L. BROOKS SURVEY, ABSTRACT 68 SHELBY COUNTY, TEXAS

Being 0.0926 of an acre of land situated in the H. L. Brooks Survey, Abstract 68, Shelby County, Texas, and located within the right-of-way lines of State Highway 7 & 84, and part of a called 2.703 acre tract described in a Right-of-Way Deed from Will Owens and wife, Leta Owens, to the State of Texas, dated November 30, 1935, and recorded in Volume 184, Page 281, in the Deed Records of Shelby County, Texas, said 0.0926 of an acre being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap set for the Southeast corner a called 5,000 square foot tract described in a Warranty Deed with Vendor's Lien from E. D. Blount and wife, Beth Blount, to Ricky Blount and wife, Helen V. Blount, dated August 10, 1983, and recorded in Volume 625, Page 262, in the Deed Records of Shelby County, Texas, and being 75.0 feet left of baseline Station 39+80 of said State Highway 7 & 84;

THENCE N 05°43'54" W, with the East line of said called 5,000 square foot tract and a South right-of-way line of State Highway 7 & 84, a distance of 50.00 feet to a 1/2-inch iron rod with plastic cap set and in a curve to the right, from which the Northeast corner of said called 5,000 square foot tract bears N 05°43'54" W, 50.30 from, which a 3/4-inch iron pipe found (disturbed) bears N 84°16'06" E, 1.38 feet;

THENCE in an Easterly direction into said State of Texas right-of-way, along said curve to the right having a radius of 2,989.82 feet, a central angle of 01°33'33", an arc length of 81.36 feet, and a chord bearing N 85°02'52" E, and distance of 81.36 feet to a 1/2-inch iron rod with plastic cap set for corner;

THENCE S 04°01'21" E, a distance of 50.00 feet to a 1/2-inch iron rod with plastic cap set for corner and 75.0 feet from said baseline of State Highway 7 & 84, and being in a curve to the left;

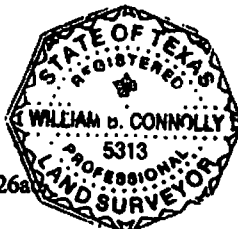
THENCE in an Westerly direction along said curve to the left having a radius of 2,939.82 feet, a central angle of 01°33'33", an arc length of 80.00 feet, and a chord bearing S 85°02'53" W, and distance of 80.00 feet to the POINT of BEGINNING and containing 0.0926 of an acre of land within these calls.

Bearing orientation based on the Texas State Plane Coordinate System, "NAD 83", Central Zone.

A Survey map of even date accompanies this field note description.

The above field note description represents the facts as found by an on the ground survey performed on May 9, 2014. (Originals signed in blue ink, all others are copies)

Prepared by:
B.K. Surveying
453 C.R. 1512
Center, Texas 75935
May 9, 2014
Job No. 1433 Blount 0.0926a



William B. Connolly 5/9/14
William B. Connolly, Registered
Professional Land Surveyor, No. 5313

1. Survey prepared without the benefit of a current title report, certain easements may exist which are not shown hereon.
2. Bearing orientation based on the Texas State Plane Coordinate System, "NAD 83", Central Zone.
3. This Survey does not provide any determination concerning wetlands, flood designated areas, faultlines, toxic waste areas, or any other environmental issues.
4. Surveyor did not abstract subject tract for easements, or subsurface utilities.
5. SET- Indicates Set 1/2" iron rod with plastic cap.
(Called _____) - Indicates record dimension.
6. A Field Note Description of even data accompanies this map.

**H. L. BROOKS SURVEY
ABSTRACT 68**

**R. G. STRONG
CALLED 16.7 AC.
VOL. 337, PG. 334
D.R.S.C.T.**

**ENVIRONMENTALLY
SENSITIVE AREA**

3/4" IPF.
(Disturbed)
NB416'06"E
1.38'

**RICKY BLOUNT
CALLED 5,000 SQ. FT.
VOL. 625, PG. 262
D.R.S.C.T.**

R=2989.82'
A=81.36'
ChD=81.36'
ChB=N85°02'52"E
D=1°33'33"

0.0926 Acte

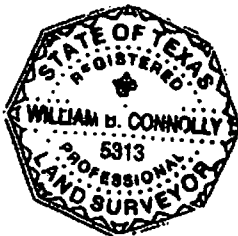
-R.O.W.

SET
POINT OF
BEGINNING
B.L. STA. 39+80
75' LT

R=2999.82'
A=80.00'
ChD=80.00'
ChB=S85°02'53" W
D=1°33'33"

STATE OF TEXAS
CALLED 2.703 AC
VOL. 184, PG. 281
D.R.S.C.T.

**STATE HIGHWAYS 7 & 84
(R.O.W. VARIES)**



CENTERLINE / BASELINE

*Boundary Survey Map
of 0.0926 acre situated in the
H. L. Brooks Survey, A-68,
Shelby County, Texas.*

**I, WILLIAM B. CONNOLLY, REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5313, DO HEREBY CERTIFY THAT THE
INFORMATION SHOWN ON THIS PLAT REPRESENTS THE
FACTS FOUND BY AN ON THE GROUND SURVEY
PERFORMED ON MAY 5, 2014. (ORIGINALS ARE SEALED IN
RED AND SIGNED IN BLUE INK, ALL OTHERS ARE COPIES)**

WILLIAM B. CONNOLLY, REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5313

BK SURVEY
Land Surveying

453 C.R. 1518 S Cantar, Texas 75005
(236) 591-0381 S Cell (236) 591-1315

SCALE: 1" = 30'

DATE: 05/09/14

DRAWN: H.B.C.

CHECKED BY: W.B.C.

OWG: 1433-1

FILE: BK1433 ShCo